

DRAFT MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

MARCH 2, 2021

5:15 P.M.

“virtually via Zoom Webinar”

MEMBERS PRESENT: MICHAEL ROBINSON, HOWELL MORRISON, ALLISON GRASS, ROBEN RICHARDS,
WALTER JAUDON, GEIZA VARGAS-VARGAS, JOHN BENNETT
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELINGTON

A. Review of Minutes and Deferred applications from previously advertised BZA-Z agendas. For information call 724-3765.

- 1. Review of minutes of the January 19, 2021, February 2, 2021 and February 16, 2021 BZA-Z Board Meetings

B. New applications.

- 1. **363, 367, AND 369 KING ST. (457-04-02-029, 028 AND 027) APP. NO. 2103-02-B1**

Request the second one-year extension of a vested right that expires on April 3, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted with conditions under Sec. 54-511 for 21 parking spaces to allow 9,139sf of retail space and 70 dwelling units.
Zoned MU-2/WH

Owner: 23 Bond, 363-369 King Street
Applicant: Stephen Ramos, LS3P

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval – approval of second one-year extension with conditions to expire on April 3, 2022.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 7 AGAINST 0

- 2. **179 THIRD AVE. (WAGENER TERRACE) (463-10-03-075) APP. NO. 2103-02-B2**

Request variance from Sec. 54-301 to allow a subdivision to create three lots, with lot size of Lot A, 4,075sf and lot size of Lot C 4,411sf (6,000sf required).
Request variance from Sec. 54-824 to allow three lots that do not meet the minimum 67-ft. lot frontage requirement on a public right-of-way (Lot frontages for Lot A is 38.8-ft., Lot B is 59.2-ft. and Lot C is 42.-ft.
Request variance from Sec. 54-301 to allow Lot B with a 3.5-ft. west side setback (9-ft. required).
Zoned SR-2

Owner: Michael Dennis
Applicant: Michael and Emerald Dennis

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 7 AGAINST 0

- 3. **2319 BIRDIE GARRETT ST. (ROSEMONT) (464-01-00-110) APP. NO. 2103-02-B3**

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 3,000sf; 9,000sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 5-ft. west side setback, a 15-ft. total side setback (9-ft. and 18-ft. required).
Zoned SR-1

Owner: Lowcountry Property Group, LLC
Applicant: Jillian Ready, PLA Johnson, Laschober and Associates

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: G.Vargas-Vargas SECOND: J.Bennett VOTE: FOR 7 AGAINST 0

4. 33 HESTER ST. (WAGENER TERRACE) (463-07-04-016) APP. NO. 2103-02-B4

Request special exception under Sec. 54-110 to allow a 1-story addition (master bedroom expansion/closet) that extends a non-conforming 20.9-ft. front setback, a 6.1-ft. rear setback, a 27-ft. total front and rear setback (25-ft. and 50-ft. required).

Zoned SR-2

Owner: Fabio Carvalho
Applicant: Patrick Orefice, RA Arwen Studio, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 7 AGAINST 0

5. 241-243 EAST BAY ST. (ANSONBOROUGH) 458-05-03-031) APP. NO. 2103-02-B5

Request special exception under Sec. 54-110 to allow a change from a non-conforming 3-unit accommodations use to a non-conforming 4-unit accommodations use (Ordinance does not allow accommodations uses with less than 10 units).

Zoned GB-A

Owner: 241-243 E. Bay Holdings LLC
Applicant: John A. Massalon

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 5 AGAINST 2
*A.Grass
*R.Richards

**6. 157 WENTWORTH ST. (HARLESTON VILLAGE) APP. NO. 2103-02-B6
(457-03-04-008)**

Request special exception under Sec. 54-110 to allow an existing 6-dwelling unit non-conforming use to be extended by relocating one unit from the main house to a new building at the back of the property.

Zoned DR-1F

Owner: 157 Wentworth St LLC
Applicant: Neil Stevenson Architects (Contact: Tara Romano)

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

**7. 80 ASHLEY AVE. (HARLESTON VILLAGE)
(457-03-04-068)**

APP. NO. 2103-02-B7

Request use variance from Sec. 54-203 to allow a café with indoor and outdoor patron use areas and garden shop, with on-premises consumption of beer and wine and days and hours of operation as follows; Monday-Thursday, 7:30am-6:00pm, Friday, 7:30am-9:00pm, Saturday, 8:00am-9:00pm, Sunday, 8:00am-6:00pm, with staff arriving 1 hour earlier and leaving 1 hour later in a STR (Single and Two Family) residential zone district.

Request variance from Sec. 54-317 to allow a café with indoor and outdoor patron use areas and garden shop with 2 off-street parking spaces (13 spaces required).

Zoned STR

Owner: John B. Howard

Applicant: Laura F. Altman, LFA Architecture for SWB Holdings, LLC

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

For more information contact Zoning and Codes Division Office at (843) 724-378

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher

At (843) 577-1389 or email to schmacherj@charleston-sc.gov three business days prior to the meeting.